

**City Plan Commission  
Monday, January 9, 2012  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 1/9/12**

1. File No. 111041. A substitute ordinance relating to the change in zoning from Industrial Heavy to Industrial Mixed, for redevelopment of the building, on lands located on the north side of West Pierce Street, east of South 16th Street, in the **12th Aldermanic District**. This zoning change was requested by Sherman Associates, and will allow for residential redevelopment of the existing building.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Jacquart

Approve Conditionally: Gould, Jacquart, Najera (Chair prevails, motion passes)

Opposed: Bloomingdale, Gamboa, Rodman

\*traffic study; neighborhood meeting(s)

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**Zoning – Public Hearing 1:40 PM 1/9/12**

2. File No. 111044. A substitute ordinance relating to the change in zoning from Institutional to Local Business, for future redevelopment, on land located on the northwest corner of West Center Street and North 35th Street, in the **15th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for flexibility in future redevelopment of the site, which is along a commercial corridor.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Jacquart

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**Zoning – Public Hearing 1:45 PM 1/9/12**

3. File No. 111040. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development known as Friendship Gardens, for residential development, on lands located on the south side of West Vliet Street, between North 37th Street and North 37th Place, in the **15th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for the development of a 39-unit residential building by the United Methodist Children's Services and the Hmong American Friendship Association, Inc.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Jacquart

Second by: Rodman

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#### **Zoning – Public Hearing 1:55 PM 1/9/12**

4. File No. 111043. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for residential development, on lands located on the west side of North Buffum Street, north of East Center Street, in the **6th Aldermanic District**. This zoning change was applied for by Heartland Housing, Inc., and will allow for the two subject lots to be combined with four lots to the south, for future residential development.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Rodman

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#### **Zoning – Public Hearing 2:15 PM 1/9/12**

5. File No. 111112. A substitute ordinance relating to the change in zoning from Detailed Planned Development to General Planned Development, and approval of the Third Amendment to the General Planned Development known as Kilbourn Square, to permit future residential development, on land located on the southwest corner of West State Street and North 23rd Street, in the **4th Aldermanic District**. This zoning change was applied for by City on a Hill, and will permit future duplex and townhome development on an existing surface parking lot.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Jacquart

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#### **Zoning – Public Hearing 2:25 PM 1/9/12**

6. File No. 111111. A substitute ordinance relating to the change in zoning from General Planned Development to Industrial Light, to restore original zoning, on land located on the east side of North Teutonia Avenue and north of West Mill Road, in the **1st Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will restore the original industrial zoning, consistent with the zoning of adjacent sites.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Rodman

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#### **Zoning – Public Hearing 2:30 PM 1/9/12**

7. File No. 111036. A substitute ordinance relating to the change in zoning from Industrial Office and Local Business to Industrial Mixed, on lands located on the east side of North Teutonia Avenue, north of West Green Tree Road, in the **1st Aldermanic District**. This zoning change was applied for by Leader Towing, and upon review, the City of Milwaukee expanded the proposed zoning change boundary to allow for several existing, non-conforming uses to become permitted, and to expand the list of permitted uses for those properties.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Gould

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### **Zoning – Public Hearing 2:40 PM 1/9/12**

8. File No. 111039. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the **3rd Aldermanic District**. This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a four-story, 34-unit residential building.

Staff Recommendation: Approve

Motion to: Close public hearing  
hold one cycle

By Commr: Bloomingdale

Second by: Gamboa

Opposed: Gould, Jacquart, Rodman, Najera

(new) Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Jacquart

Opposed: Bloomingdale, Gamboa

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### **Zoning 1/9/12**

9. Resolution approving the site plan and building elevations for the construction of a 4-story residential building on the south side of West Winnebago Street, east of North 9th Street in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

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**Meeting Adjourned At: 4:35 PM**

**By Commissioner: Rodman**

**Attendance: Gould, Rodman, Gamboa, Najera, Bloomingdale,  
Jacquart (arrived at 1:40 PM)**

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**City Plan Commission  
Monday, February 6, 2012  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Comprehensive Planning 2/6/12**

1. File No. 101123. Resolution approving Amendment No. 5 to the Redevelopment Plan for the Park East Redevelopment Project, in the **3rd Aldermanic District**. Adoption of this resolution will remove Block 19 from the Park East Redevelopment Plan boundary to support construction of a soccer stadium for Milwaukee School of Engineering (MSOE).

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Zoning – Public Hearing 1:30 PM 2/6/12**

2. File No. 101184. A substitute ordinance relating to the change in zoning from Redevelopment District to a Detailed Planned Development, for a mixed-use facility and park, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This zoning change was requested by the Milwaukee School of Engineering, and will allow for construction of a combined soccer, parking and retail facility with a publicly accessible park.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing  
Approve  
Second by: Gould

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**Zoning – Public Hearing 1:30 PM 2/6/12**

3. File No. 101465. A substitute ordinance relating to the change in zoning from Redevelopment District to a Detailed Planned Development, for a staging area and surface parking lot, on lands located within Block 16 of the Park East Redevelopment Area, in the block bounded by North Water Street, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This zoning change was requested by BMO Harris Bank (f/k/a M&I Bank), and will allow for a staging area during the construction of the adjacent MSOE soccer stadium and parking facility. After the completion of the MSOE soccer stadium and parking facility, the property will be converted to an interim open space for 5 to 10 years. After five years, a surface parking lot with landscape screening may be constructed until future development occurs on the site.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing  
Approve  
Second by: Gould

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**Land Division 2/6/12**

4. File No. 101261. Resolution approving a final Certified Survey Map for property located on the north side of East Knapp Street and west of North Broadway within the Park East Redevelopment Area, which will create three lots and dedicate land for public purposes, in the **3rd Aldermanic District**. This resolution approves a final Certified Survey Map that creates three lots to allow for future development of a park and mixed-use soccer, parking, and retail facility, and dedicates land for public right-of-way purposes.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Zoning – Public Hearing – 1:50 PM 2/6/12**

5. File No. 111181. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for residential development, on lands located on the north side of East Keefe Avenue, east of North Holton Street, in the **6th Aldermanic District**. This ordinance will allow for a 260 unit multi-family residential development.

Staff Recommendation: Deny and Place on File

Motion to: Close public hearing  
Deny and Place on File

By Commr: Stokes

Second by: Gould

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**Zoning 2/6/12**

6. File No. 111299. Resolution relating to a minor modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 1, for facade modifications, on lands located on the north side of West Oklahoma Avenue, west of South 27th Street, in the **8th Aldermanic District**. This minor modification was requested by Aurora St. Luke's, and will permit renovation of the existing Knisely building facade to replace degraded materials with new materials that integrate with the entire campus.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Gould

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**Zoning 2/6/12**

7. File No. 111297. Resolution relating to a minor modification to a Detailed Planned Development (DPD), to clarify uses and signage standards, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the **14th Aldermanic District**. This minor modification was requested by 2452 KK, LLC, and will clarify the permitted uses and signage standards for the commercial space of the existing building.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Bloomingdale

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**Meeting Adjourned At: 4:05 PM**

**By Commissioner: Gould**

**Attendance: Rodman, Gould, Gamboa, Stokes (left after Item 5), Bloomingdale**

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**City Plan Commission  
Monday, February 27, 2012  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 2/27/12**

1. File No. 111300. Ordinance relating to the Third Amendment to the Detailed Planned Development known as Southgate Marketplace, for commercial development, on land located on the west side of South 27th Street, north of West Morgan Avenue, in the **11th Aldermanic District**. This zoning change was requested by Southgate Outlet LLC, and will allow for commercial development on a portion of the site.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gamboa

Second by: Gould

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**Zoning – Public Hearing 1:40 PM 2/27/12**

2. File No. 110584. An ordinance relating to the change in zoning from Single-Family Residential to Multi-Family Residential on a portion of excess highway lands, located on the south side of West Layton Avenue, east of Interstate I-94, in the **13th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for expansion of parking for the adjacent Islamic Center.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Jacquart

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**Zoning – Public Hearing 1:40 PM 2/27/12**

3. File No. 110585. An ordinance relating to the change in zoning from Single-Family Residential to Local Business on a portion of excess highway lands, located on the south side of West Layton Avenue, west of Interstate I-94, in the **13th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for future commercial development on the site, consistent with the zoning on the north side of West Layton Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Jacquart

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**Zoning – Public Hearing 1:50 PM 2/27/12**

4. File No. 111295. An ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, and approval of the Second Amendment to the General Planned Development known as Forest County Potawatomi Legacy District, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will add 1611 West Canal Street to the Planned Development boundary, as well as add hotel as a permitted use to facilitate future development of a hotel and parking structure.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gamboa

Second by: Jacquart

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### **Zoning – Public Hearing 1:50 PM 2/27/12**

5. File No. 111296. An ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, and approval of the First Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will add 1611 West Canal Street to the Planned Development boundary, as well as permit the construction of a hotel and parking structure.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gamboa

Second by: Jacquart

\*Canal Street traffic analysis and work with staff on final building design

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### **Streets & Alleys 2/27/12**

6. File No. 111392. Resolution to vacate a portion of public frontage along the south side of East Thomas Avenue, between North Cramer Street and North Murray Avenue, in the **3rd Aldermanic District**. This vacation was requested by the Milwaukee Department of City Development for the redevelopment of the East Library parcel.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Gould

Second by: Jacquart

\*map and coordinated report on fees

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### **Real Estate 2/27/12**

7. File No. 111405. Resolution authorizing a Purchase, Sale and Redevelopment Agreement for the East Library at 1910 East North Avenue with HSI Properties, LLC, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Jacquart

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**Meeting Adjourned At: 2:50 PM**

**By Commissioner: Gamboa**

**Attendance: Rodman, Gould, Jacquart, Gamboa**

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**City Plan Commission  
Monday, March 19, 2012  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Agenda**

**Zoning – Public Hearing 1:30 PM 3/19/12**

1. File No. 111382. An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Jacquart

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**Zoning – Public Hearing 1:40 PM 3/19/12**

2. File No. 110685. An ordinance relating to the creation of the LB3 local business zoning District.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Rodman

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**Zoning – Public Hearing 2:05 PM 3/19/12**

3. File No. 111424. An ordinance relating to the change in zoning from Industrial Office to Industrial Heavy, for business expansion, on lands located on the south side of West Kinzie Street, west of North Teutonia Avenue, in the **1st Aldermanic District**. This zoning change was requested by Teutonia Avenue Property Holding, LLC, and will facilitate the sale of 5435 North Teutonia Avenue to an adjacent property owner, Novozymes, to accommodate their future expansion needs.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Bloomingdale

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**Zoning – Public Hearing 2:15 PM 3/19/12**

4. File No. 111404. An ordinance relating to a change in zoning from Single-Family Residential to General Planned Development, and approval of the First Amendment to the General Planned Development known as Growing Power, for expansion of the boundary, on land located on the north side of West Silver Spring Drive and west of North 55th Street, in the **9th Aldermanic District**. This amendment was requested by Growing Power, Inc., and will add 5532 West Silver Spring Drive to the GPD boundary.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Bloomingdale

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### **Zoning – Public Hearing 2:25 PM 3/19/12**

5. File No. 111039. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the **3rd Aldermanic District**. This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a five-story, 36-unit residential building.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Jacquart

Opposed: Bloomingdale

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### **Comprehensive Planning 2:35 PM 3/19/12**

6. File No. 111481. Resolution approving the 30th Street Corridor Economic Development Master Plan and amending the Near North Side, Fond du Lac and North, Near West Side and Washington Park Comprehensive Area Plans to include said Plan as part of Milwaukee's Overall Comprehensive Plan, in the **1st, 6th, 7th and 15th Aldermanic Districts**. This resolution approves the 30th Street Corridor Economic Development Master Plan and amends the Near North Side, Fond du Lac and North, Near West Side and Washington Park Comprehensive Area Plans to include said Economic Development Plan, as part of the City's Overall Comprehensive Plan, and directs City departments and agencies to work toward implementation of the Plans, as amended.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Stokes

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### **Streets & Alleys 3/19/12**

7. File No. 111069. Resolution to vacate the north-south and east-west alleys in the block bounded by East Keefe Avenue, East Nash Street, North Palmer Street, and North 1st Street in the **6th Aldermanic District**. This vacation was requested by Medo LLC in order to consolidate land for the north, west and south-abutting industrial facility known as Medovations.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Rodman

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**Meeting Adjourned At: 4:00 PM**

**By Commissioner: Stokes**

**Attendance: Najera, Stokes, Jacquart, Rodman, Bloomingdale**

**Excused: Gould, Gamboa**